

PUBLIC HEARING – MAY 2, 2017 – TOWN OF SULLIVAN PLANNING BOARD
JEFF TAYLOR – 2001 NEW BOSTON ROAD – TWO LOT SUBDIVISION – LOT #1 IS 3.65
ACRES AND LOT #2 IS 78 ACRES –SLB 33-1-60.2

The hearing was opened by Frank Park. The secretary read the notice as published in the Oneida Dispatch.

Present: Dave Allen, Sherry Menninger, John Ceresoli, Paul Jasek, Frank Park, Phil Costanzo and John Langey, atty.

Mr. Taylor would like to subdivide a 3.65 acre lot from land he owns on New Boston Road. The remaining acreage would be 78 acres. The barn is located on lot #4. Mr. Taylor presented a revised map dated 5-1-2017.

A motion was made by Dave Allen and seconded by Paul Jasek to close the hearing. All in favor.

PUBLIC HEARING –MAY 2, 2017 - AARON BORT – 687 MOORE ROAD – HOME
OCCUPATION – SLB 8-2-73.2

Mr. Bort would like a special use permit for a home occupation. He would like to tear down the present building on his property and build a 20' x 20' building in its place. Mr. Bort is an independent contractor and he needs storage for his trucks.

Madison County Planning found no problem with this home occupation. Mr. Bort will have no employees, no signage and his storage will be limited to 400 sq. ft.

A motion was made by Paul Jasek and seconded by Sherry Menninger to close the hearing.

PUBLIC HEARING – MAY 2, 2017 - GREATER SULLIVAN CHAMBER OF COMMERCE –
TOURIST SIGN -ROUTE 5 WEST – TOM KOPP- REPRESENTING THE CHAMBER – SL B
48.-1-28.11

Mr. Kopp would like a special use permit to place a 3' x 5' sign detailing attractions in the Chittenango area, including seasonal announcements for the outdoor market in the summer and fall.

No one spoke for or against this special use permit application. Mr. Kopp will collaborate with the DOT as to the placement of the sign.

A motion was made by Paul Jasek and seconded by John Ceresoli to close the hearing. All in favor.

REGULAR MEETING OF THE TOWN OF SULLIVAN PLANNING BOARD – May 2, 2017

The regular meeting of the Town of Sullivan Planning Board began at 7:00PM

Present: Frank Park, David Allen, Sherry Menninger, John Ceresoli, Paul Jasek, Phil Costanzo, and John Langey, atty.

A motion was made by Dave Allen and seconded by John Ceresoli to accept the minutes for April 4, 2017 minutes. All in favor.

JEFF TAYLOR – 2001 NEW BOSTON ROAD – TWO LOT SUBDIVISION – LOT #1 IS 3.65
ACRES AND LOT #2 IS 78 ACRES –SLB 33-1-60.2

The Board found no problem with this two lot subdivision.

This is an unlisted action. The Town of Sullivan was declared lead agency for the short form SEQR and a negative declaration was made by resolution with a motion by Sherry Menninger and a second by Dave Allen. All in favor

AARON BORT – 687 MOORE ROAD – HOME OCCUPATION – SLB 8-2-73.2

The Board found no problems with this special use permit for a home occupation. Mr. Bort will be taking down the existing building and rebuilding a 20' x 20' building.

A motion was made by Paul Jasek and seconded by John Ceresoli to approve this special use permit with the following contingencies: 1) all equipment will be contained inside the building, 2) no signage, 3) no employees. All in favor.

GREATER SULLIVN CHAMBER OF COMMERCE – TOURIST SIGN -ROUTE 5 WEST – TOM KOPP- REPRESENTING THE CHAMBER – SL B 48.-1-28.11

The Board found no problems with this special use permit to allow a “tourist sign” on the south side of Route 5 West.

A motion was made by Dave Allen and seconded by Paul Jasek to approve this special use permit. All in favor.

JAMES AND JOAN PERKINS – 7591 BRIDGEPORT –KIRKVILLE ROAD, KIRKVILLE

Mr. & Mrs. Perkins owned a one acre lot on the Bridgeport-Kirkville Road and in 1988, they added an addition seven acres. This property is bordered by the overpass of the Thruway.

The original house on 1 acre has a right-of-way on the B-K road bordering the other property.

There is also a house and barn on the 7 acres. The Perkins received a variance from the ZBA for road frontage.

Hal Roman is their surveyor. The Board needs to see a subdivision map. The Perkins will return to the June 6th meeting.

RICHARD ROBINSON – 2079 ROUTE 31, CANASTOTA- CNY POWER SPORTS

Mr. Robinson is seeking a special use permit for his motor sports business at his home on Route 31. He has returned with a new map showing three signs. Two of the signs are “no parking” signs and the third sign says, “parking in the rear”.

Mr. Robinson will extend property behind the house, to have an area for a turnaround to re-enter Route 31. Mr. Robinson needs to have a sign 5' from the right-of-way for Route 31.

The Board feels that Mr. Robinson can have a total of 14 units (boats, snowmobiles, etc.) on this property. Mr. Robinson needs to present a more detailed map.

A motion was made by Sherry Menninger and seconded by John Ceresoli to schedule a public hearing for June 6, 2017 at 6:45PM. All in favor.

BRIDGEPORT PUBLIC LIBRARY – NORTH ROAD, BRIDGEPORT

Karen Trainor, Joe Pariano and engineer Scott Freeman appeared before the Board to present a three phase project for the Bridgeport Library..

The entire project will add 1200 sq. ft. to the existing building on North Road in Bridgeport.

Phase I will be an 840 sq. ft. meeting room, a handicapped restroom and storage. They will also build an entrance for the future projects.

Phase II will remove the parking lot in the front and replace it with landscaping. Parking will be moved to the rear of the building.

Phase III - will be a 300 sq. ft. addition to the front of the building to widen the entrance and the computer area.

In Phase I sheathing and studs will be removed and they will reside the building with synthetic siding. The 840 sq. ft. addition will be complete.

Since there will be an increase in runoff, gutters will be placed in the third phase as the addition will create low spots on the property until Phase III is completed. The entire lot is .457 acres.

An erosion construction plan will be provided. The library has access to sewers.

The Board is discussing a site plan review only as n special use permit is needed as they are not exceeding 50%. Their engineer will address drainage.

TOWN OF SULLIVAN

PLANNING BOARD RESOLUTION

SULLIVAN FREE LIBRARY (Owner/Applicant) - Application for a Special Use Permit and Site Plan to Authorize a Phase 1 Expansion/Improvement to the Existing Sullivan Free Library at Owner's Premises Located at 8979 North Road, Bridgeport, New York (Tax Map No. 8.6-1-8) in the Town of Sullivan in a Business District - GRANTED WITH CONDITIONS.

May 2, 2017

S. Menninger moved and P. Jasek seconded the following Resolution:

WHEREAS, the **Sullivan Free Library**, as Owner/Applicant, of property located at 8979 North Road, Bridgeport, New York (more commonly known as Tax Map No. 8.6-1-8) in the Town of Sullivan (the "Property"), appealed to the Town of Sullivan Planning Board (the "Board") on or about May 1, 2017 for an amendment to a Special Use Permit and Site Plan to construct Phase 1 improvements of a 3-Phase Proposal, which Phase 1 improvements would consist of construction of an 840 sq. ft., one-story slab on-grade wood framed addition on the most easterly portion of the Property, at the Owner's premises in a Business District pursuant to Article V, §275-9(C) of the Town of Sullivan Zoning Law, as amended (the "Law"); and

WHEREAS, Volume 6 N.Y.C.R.R. Part 617 of the Regulations relating to Article 8 of the Environmental Conservation Law of New York ("SEQRA"), requires that as early as possible and within (20) days of a complete application, an involved agency shall make a determination whether a given action is subject to the aforementioned law; and

WHEREAS, the Owner/Applicant has completed and submitted a Short Form Environmental Assessment Form and the same has been reviewed and considered by the Board along with the other submissions provided by the Owner/Applicant; and

WHEREAS, the Owner/Applicant has described the Phase 1 improvements as referenced above and potential future Phases of development described generally as parking lot improvements, removal of portions of the existing front parking, added landscaping and stormwater improvements (Phase 2) and a 300 sq. ft. entry addition to the existing building (Phase 3), which future Phases are not the subject of the within application but are provided for the Board's future reference; and

WHEREAS, the Owner/Applicant's application was considered fully by the Planning Board and upon such consideration the Board hereby finds among other things that the proposed project:

1. Will comply with all provisions and requirements of Article V of the Town of Sullivan Zoning Law and all of the other local laws and regulations of the Town of Sullivan and will be consistent with the purposes of the land use district in which it is located; to wit, a Business District, for this limited expansion of the existing Sullivan Free Library;
2. The project location, size of use and structure will be in harmony with the orderly development of the Business District and will be consistent with the Comprehensive Plan and with the purposes of Article V of the Town of Sullivan Zoning Law because the project, as proposed, meets all setbacks, lot coverage and other requirements. Further, the proposed expansion of the Library will serve to meet the goals of the Town's Comprehensive Plan to provide such experiences and services to the public generally and there have been no identified detriments from the 840 sq. ft. expansion. In addition, it is acknowledged that the proposed use is an allowed use subject to the granting of an amended Special Use Permit and is therefore consistent with the character of the neighborhood if properly sited and operated;
3. The project is not more objectionable to nearby properties than would the operation of any other permitted use since it will not result in the release of harmful substances or any other nuisances, nor cause excessive noise, dust, odor, solid waste or glare because the project includes the necessary measures needed to minimize the possibility of the release of harmful substances. The Owner/Applicant has proposed to incorporate gutters for the new addition sections, to direct water to the rear of the site and will further implement erosion control measures for the site. In addition, the site (being a 0.475± acre parcel in the Business District) is connected to public sewer and water;

4. The project will not cause undue traffic congestion, unduly impair pedestrian safety or overload existing roads, considering the current width, surfacing and condition because the site is located along NYS Route 31;
5. Adequate public and private parking has been demonstrated and the project will be accessible to fire, police and other emergency vehicles. The site plan provides for a 360° access to the building for fire, police and other emergency vehicles as demonstrated through the submitted site drawings;
6. The location, nature and height of the one-story addition will not discourage the appropriate development and use of adjacent land and buildings or impair their value. The project merely consists of a modest addition to the rear portion of the existing Library. The addition has been designed to be architecturally compatible with the existing building; and

WHEREAS, the Board has fully considered all of the application materials, drawings and submissions associated with the proposed use.

NOW THEREFORE, BE IT RESOLVED, that the Town of Sullivan Planning Board hereby determines that the proposed action is an Unlisted Action, that the action does not involve any federal agency and the proposed action does not involve more than one agency; and it is further

RESOLVED, that the Town of Sullivan Planning Board hereby notices all agencies involved, if any, that it shall be lead agency for this project; and it is further

RESOLVED, that the Town of Sullivan Planning Board hereby determines that the proposed action will not have a significant adverse effect on the environment, and this resolution shall constitute a Negative Declaration for purposes of Article 8 of the Environmental Conservation Law, Volume 6 of the N.Y.C.R.R. Part 617, for the following reasons:

1. There are no identified unusual or unique land forms or environmentally sensitive areas at the proposed location;
2. No other areas of concern have been identified by the public or the Board; and it is further

RESOLVED, that the Town of Sullivan Planning Board hereby allows and grants the Owner/Applicant's request for an amendment to an existing Special Use Permit for an 840 sq. ft. addition to the rear portion of the existing Sullivan Free Library at the Owner/Applicant's premises, all in specific

accordance (and specifically conditioned upon compliance) with the plans and drawings submitted, conditioned upon the following:

1. All construction will be in strict compliance with the submitted plans and drawings, as prepared by DALPOS Architects & Integrators, to wit:
 - Sheet A0.1 - Cover Sheet, dated 12/11/2015, as last revised;
 - Sheet A1.1 - Code Analysis, Demolition Plan & Site Plan, dated 12/11/2015, as last revised 04/05/2017;
 - Sheet A2.1 - Foundation Plan and Floor Plan, dated 12/11/2015, as last revised 04/05/2017;
 - Sheet A2.2 - Door and Room Finish Schedule, dated 12/11/2015, as last revised 04/05/2017;
 - Sheet A3.1 - Exterior Elevations, dated 12/11/2015, as last revised 03/20/2017;
 - Sheet A3.2 - Wall Sections and Details, dated 12/11/2015, as last revised 04/05/2017;
 - Sheet A4.1 - Enlarged Plans and Interior Elevations, dated 12/11/2015, as last revised 04/05/2017;
 - Sheet A6.1 - Reflected Ceiling Plan, dated 12/11/2015, as last revised 04/05/2017;
 - Sheet P-1 - Plumbing Plan and Schedule, dated 12/11/2015, as last revised 03/20/2017;
 - Sheet P-2 - Plumbing Plan, Schedule, Details and Specifications, dated 12/11/2015, as last revised 03/20/2017;
 - Sheet H-1 - HVAC Plan, Schedule and Details, dated 12/11/2015, as last revised 03/20/2017;
 - Sheet E-1 - Electrical Plans and Schedules, dated 12/11/2015, as last revised 03/20/2017;
 - Sheet T-1 - Electrical and Mechanical Specifications, dated 12/11/2015, as last revised 03/20/2017;
 - Sheet L-0 - Neighborhood Site Plan, dated 04/26/17, as last revised;
 - Sheet L-2 - Grading, Drainage, and Utilities Plan, dated 04/26/17, as last revised;
 - Sheet D-0.2 - Existing Conditions, dated 05/02/17, as last revised;
 - Sheet D-0.3 - Proposed Ground Level Plan, dated 05/02/17, as last revised;
 - Sheet D-0.4 - Exterior Rendering, dated 05/02/17, as last revised;

- a “Topographical Survey - Lands of Sullivan Free Library, North Road”, prepared by Myers and Associates, P.C., dated 4/18/2017, as last revised 04/19/2017; and
2. This approval shall apply only to the Phase 1 proposed improvements and that all future Phases will require additional approvals of the Town of Sullivan Planning Board, with additional SEQR determinations;
 3. The submission of revised drawings, along with PERC test calculations for review by the Town;
 4. All drainage impacts to be minimized and demonstrated to be mitigated with regard to the additional impervious coverage incidental to the construction;
 5. Owner/Applicant shall prepare a sediment control plan and erosion control plan to submit to the Town prior to construction; and

BE IT FURTHER RESOLVED, that the applicant shall comply in all respects with the Zoning Law; and

BE IT FURTHER RESOLVED, that the Town’s Zoning Officer is hereby authorized and directed upon payment of any required fees (including reasonable and necessary professional fees incurred by the Town in association with the application) to issue such permits and certificates or to take such other actions as may be required to effectuate and enforce this Resolution; and

BE IT FURTHER RESOLVED, that this Resolution shall be effective as of the date of its filing with the Town Clerk and shall be subject to annual inspection for compliance.

The question of the adoption of the foregoing Resolution was duly put to a roll call vote, which resulted as follows:

Paul Jasek	Voted	YES
John Ceresoli	Recused	-----
Sherry Menninger	Voted	YES
Dave Allen	Voted	YES
Frank Park, Chairman	Voted	YES

The Chairman, Mr. Park, then declared the Resolution to be duly adopted.

FRANK PARK, Chairman of the Planning Board of the Town of Sullivan, hereby certifies that the foregoing Resolution was duly adopted at a meeting of the Board duly convened and held on May 2, 2017, a quorum being present.

FRANK PARK, CHAIRMAN

Town of Sullivan Planning Board

CHARLOTTE A. FERSTLER, Town Clerk of the Town of Sullivan hereby certifies that the foregoing Resolution was duly filed in her office on May ____, 2017.

CHARLOTTE A. FERSTLER

Town Clerk

A motion was made by Sherry Menninger and seconded by Dave Allen to adjourn the meeting at 8:50PM. All in favor.

Respectfully submitted,